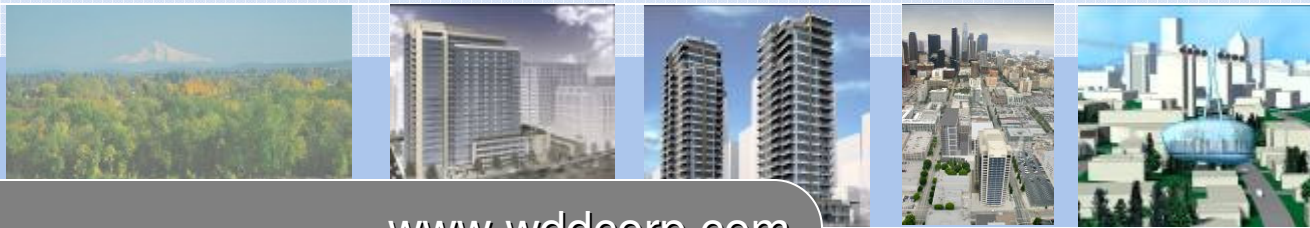


Williams & Dame Development, Inc.



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Creating Neighborhoods

Pearl District



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Pearl District

Portland, Oregon

Union Station Property c.1910





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Pearl District: Hoyt Street Yards Success Story

1. Brownfield cleanup: 35 acres reclaimed from rail yards
2. Demolition of the Lovejoy bridge ramp
3. Housing Variety – live/work, condominium, apartment, affordable, townhouses, senior affordable
4. Green Spaces - the heart of the neighborhood
5. Streetcar – linking central business district to Pearl District and NW 23rd

Pearl District

Portland, Oregon



Lovejoy Ramp Demolition



Summary of Pearl District Housing Production by Income Category*

	2002	2005	Twenty Year Target
Low / Extremely Low (0 - 50% MFI)	740 (21%)	812 (16%)	20%
Moderate Income (51 - 80% MFI)	748 (21%)	920 (19%)	25%
Middle / Upper (Over 80% MFI)	<u>2,036 (58%)</u>	<u>3,210 (67%)</u>	<u>55%</u>
Total	3,524 units	4,942 units	100%
* Completed or Under Construction			



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Repeating History



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- **7,248 housing units**
- **4.6 million sq feet commercial**
- **\$2.28 Billion in private investment**
- **35:1 leverage**

















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Allegheny County Board of Commissioners

South Waterfront Goals

- 10,000 quality jobs
- 3,000 housing units
- 788 affordable units
- Exemplary greenway
- Integrated parks system
- Sustainable development/
habitat restoration
- Multi-modal transit

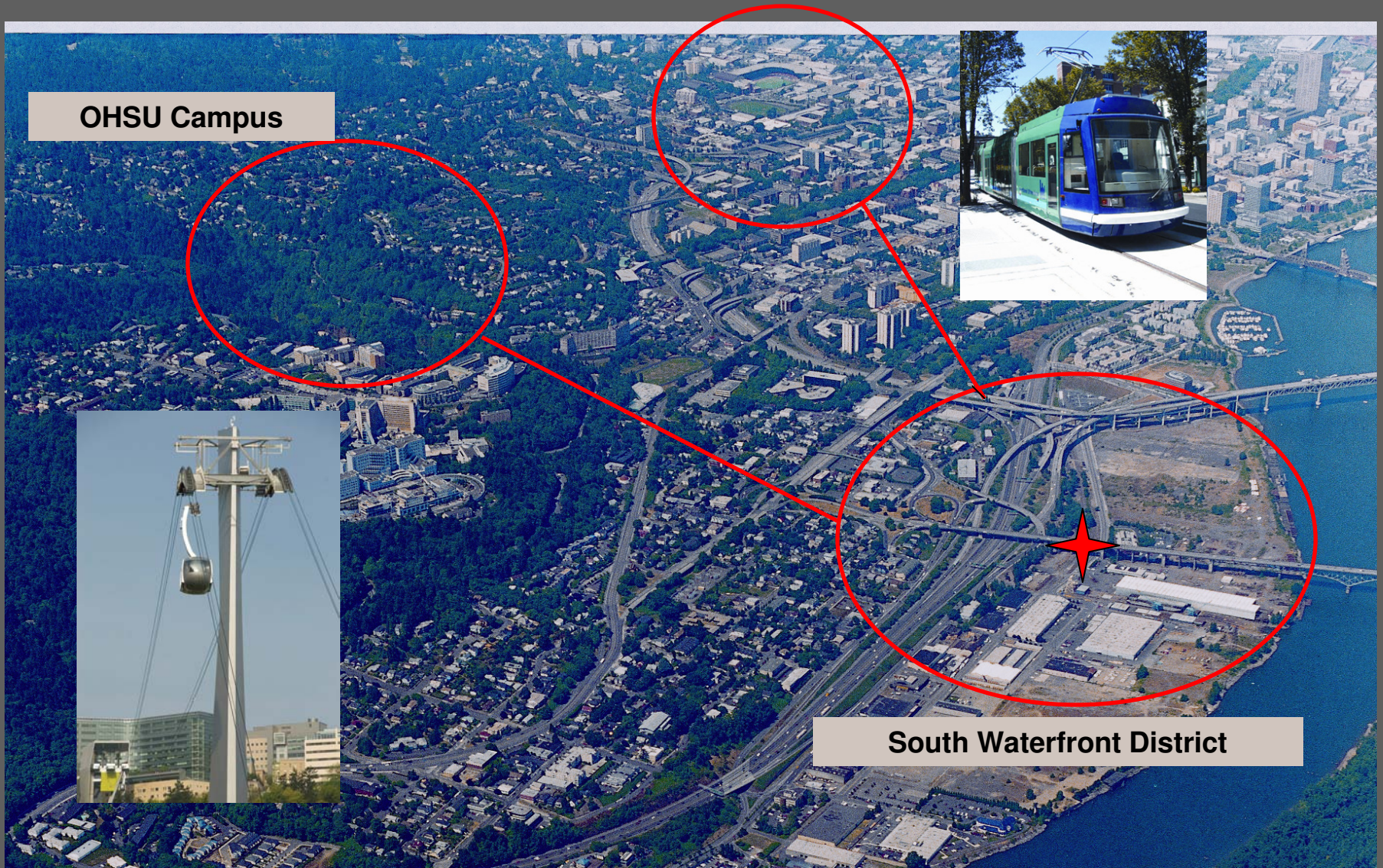


Portland State University and Downtown

OHSU Campus



South Waterfront District





Portland Aerial Tram, Inc.



Williams & Dame Development, Inc.

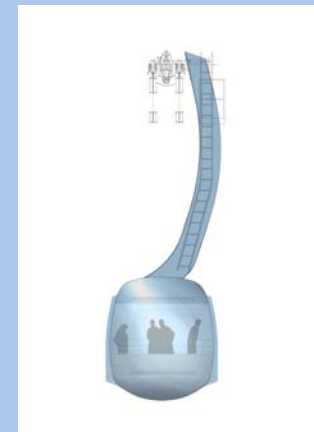
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Portland Aerial Tram

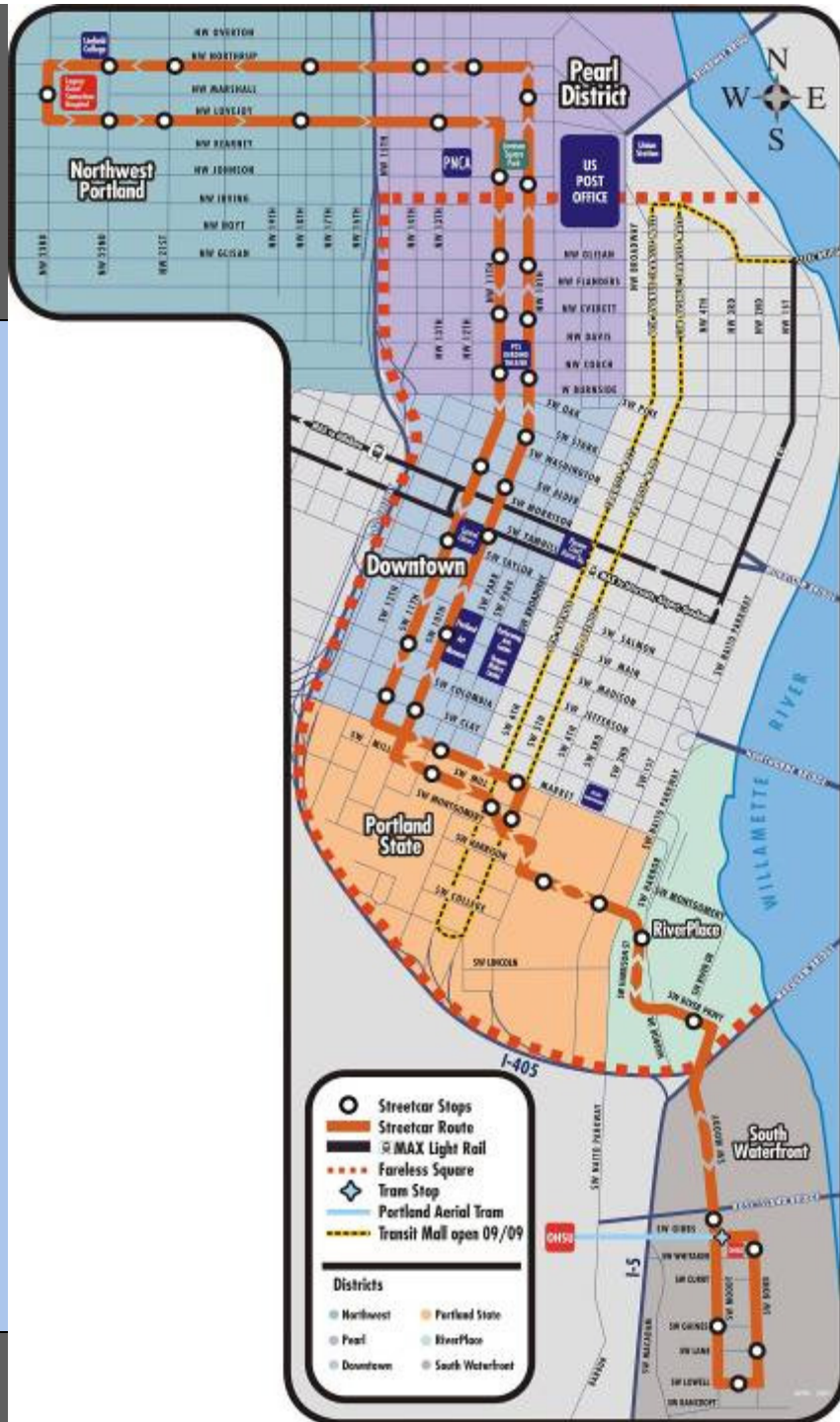


Aerial tram identified as best option to link Marquam Hill and South Waterfront

- carries up to 9,000 people a day
- 3 minute travel time from hill to river
- no impact on existing roads, traffic
- 92% efficient; non-polluting



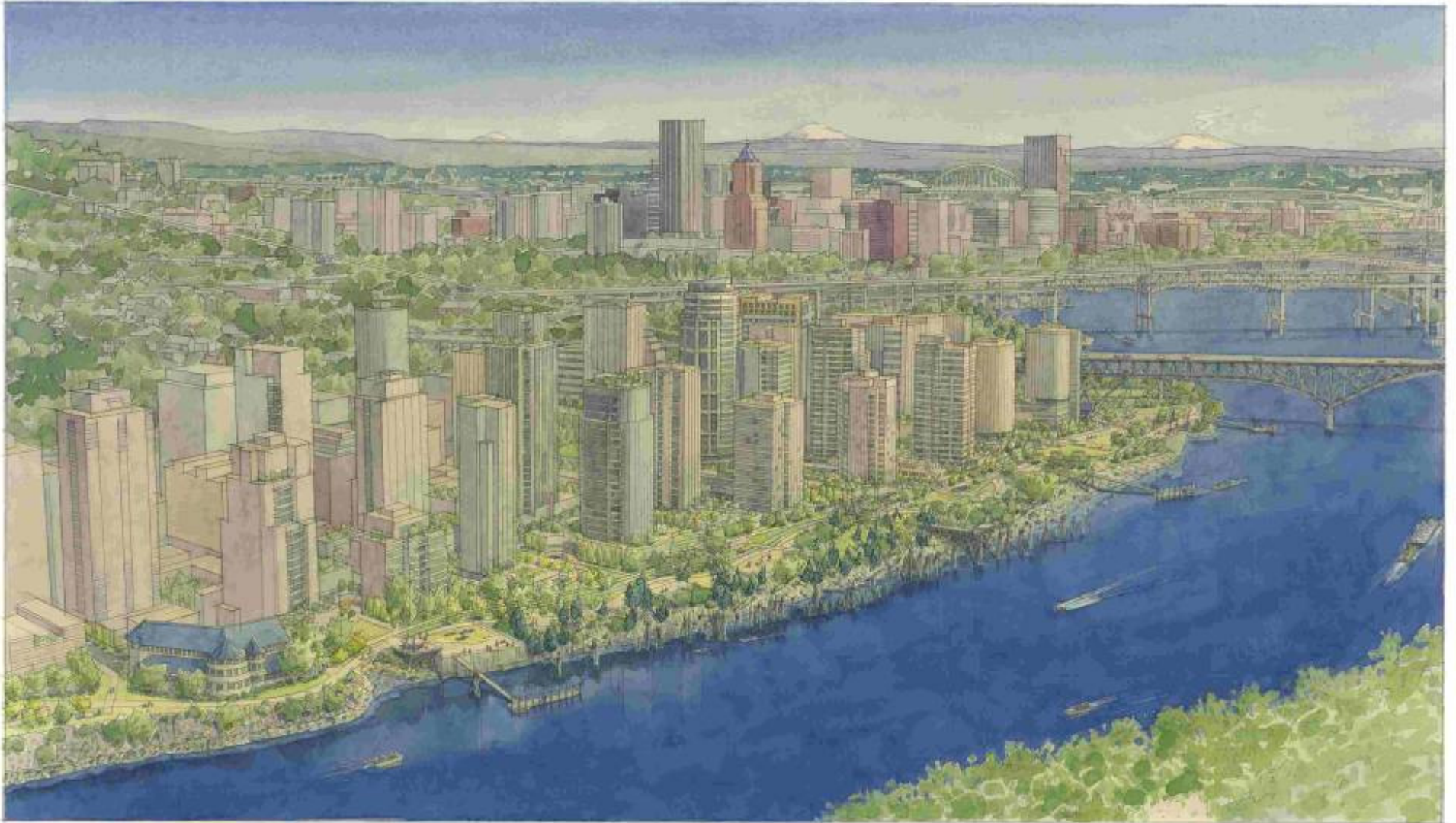
Phase 2 Streetcar Alignment



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South Waterfront

Portland, Oregon



Central District Development Agreement

- 1.5 M sq .ft. of OHSU research, clinical, and institutional space
- 2,660 housing units - 430 affordable
- OHSU parking garage
- Streetcar to Gibbs Street
- Streets/utility infrastructure
- South Waterfront greenway
- Neighborhood park
- Sustainable development
- M/W/ESB
- Aerial tram to Marquam Hill

South Waterfront, 2007



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Build Out



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South Park Neighborhood

Downtown Los Angeles



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Venture Into Los Angeles

Key reasons:

- Jobs/housing imbalance
- Success of apartment and adaptive reuse
- Planned or completed cultural opportunities
- Housing scarcity
- Commutes

South Park – Phases 1-6



